

RESCISSION OF NOTICE OF DEFAULT

Vol. M 80 Page 4697

Reference is made to that certain trust deed in which George Pondella, Jr. was trustee and Klamath County Title Company was grantor,

Charles F. Breslin was beneficiary; said trust deed was recorded May 10, 19 78, in book/reel/volume No. M78 at page 11302 or as document/fee/file/instrument/microfilm No. _____ (indicate which), of the mortgage records of Klamath County, Oregon, and conveyed to the said trustee the following real property situated in said county:

Lot 8 in Block 1 of Tract 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell all or part of the above described real property to satisfy grantor's obligations secured by said trust deed was recorded on January 31, 19 80, in said mortgage records, in book/reel/volume No. M80 at page 2018 or as document/fee/file/instrument/microfilm No. _____ (indicate which); thereafter, by reason of certain payments on said obligations made as permitted by the provisions of Section 87.760, Oregon Revised Statutes, the default described in said notice of default has been removed, paid and overcome so that said trust deed should be reinstated.

NOW, THEREFORE, notice hereby is given that the undersigned trustee does hereby rescind, cancel and withdraw said notice of default and election to sell; said trust deed and all obligations secured thereby hereby are reinstated and shall be and remain in force and effect the same as if no acceleration had occurred and as if said notice of default had not been given; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach or default—past, present or future—under said trust deed or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election without prejudice, not to cause a sale to be made pursuant to said notice so recorded.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: March 11, 19 80.

KLAMATH COUNTY TITLE COMPANY

By: Darle Rannels

Trustee Secretary

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,) ss.
County of _____)

Personally appeared the above named _____

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

(ORS 93.450)

STATE OF OREGON, County of Klamath) ss.
March 11, 19 80.

Personally appeared Darle Rannels and _____ who, being duly sworn, ~~declared that the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.~~

Darle Rannels is the secretary of Klamath County Title Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Carolyn DeVoss

Notary Public for Oregon

My commission expires: 3-20-81

(OFFICIAL SEAL)

RESCISSION OF NOTICE OF DEFAULT

TO

AFTER RECORDING RETURN TO

George A. Pondella
P.O. Box 256
Philaguen, OR 97624

(DON'T USE THIS SPACE. RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of March, 1980, at 1:55 o'clock P. M., and recorded in book/reel/volume No. 1830 on page 4697 or as document/fee/file/instrument/microfilm No. 31797. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Richard H. Smith Deputy

Fee \$3.50

K-33005

Vol. ^m 90 Page 4631WARRANTY
*****DEED

ROBERT TIMOTHY SCHROEDER and CAROLYN JEAN SCHROEDER, husband and wife, Grantors convey and warrant to DOUGLAS S. WOODS, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at a point 880 feet North of the Southeast corner of the W 1/2 SE 1/4 of Section 30, Township 39 South, Range 11 E. W. M., thence Northerly 300 feet; thence Westerly 869 feet to the East boundary of Harpold Road; thence Southerly along the East boundary of Harpold Road 300 feet; thence Easterly 875 feet to the point of beginning, containing 6.02 acres, more or less.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;

3. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways;

4. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from Fred Robinson and Freda Robinson, husband and wife, and Marie E. Green, a single woman, to Melvin W. Hunter and Shirley M. Hunter, dated February 16, 1965, recorded February 23, 1965, in Deed Volume 359, page 471, records of Klamath County, Oregon, as follows: "Grantors, however, specifically reserve unto themselves, their heirs, successors or assigns all gas, oil, and minerals in, on or under said land, together with the right to enter in and upon the property at any and all times, either in person or through their agents, for the purpose of prospecting for, developing and removing any gas, oil or mineral deposits. As between Grantors, an undivided 50% of the gas, oil and minerals reserved by them belongs to Marie E. Green and the remaining undivided 50% belongs to Fred B. Robinson and Freda Robinson. Grantors agree, for themselves, their heirs, successors and assigns to compensate Grantees for any reasonable damage to growing crops, fences, buildings and/or improvements occasioned by their prospecting for, developing and/or removing gas, oil or mineral deposits.

The true and actual consideration paid for this conveyance is \$56,500.00.

WITNESS Grantors" hands this 11th day of March, 1980.

Robert Timothy Schroeder
Carolyn Jean Schroeder

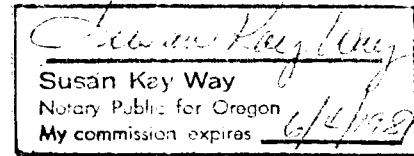
WARRANTY DEED, PAGE ONE.

200 MAR 12 PM 1 55

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared ROBERT TIMOTHY SCHROEDER and CAROLYN
JEAN SCHROEDER, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

BEFORE ME:



Unless a change is requested
all future tax statements shall
be sent to:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN
TO:

Mr. Douglas S. Woods
1340 Tamera Drive
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 12th day of March A. D. 1980 at 1:55 o'clock P M., and

fully recorded in Vol. 360, of Deeds on Page 4693

Wm D. MILNE, County Clerk

By [Signature]

Fee \$7.00